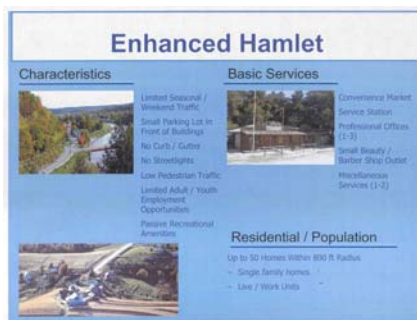


Campo/Lake Morena – Cameron Corners

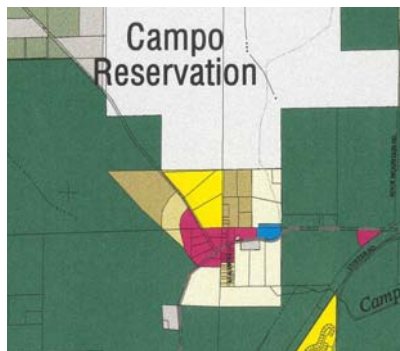
Key Issues

- Future planning to accommodate rural growth
- Cameron Corners best location for future commercial center
- Prefer basic services and amenities for local residents and traveling public
- Prefer limited amount of rural village residential
- Natural boundary provided by surrounding wetlands

Planning Process



Scale and associated components



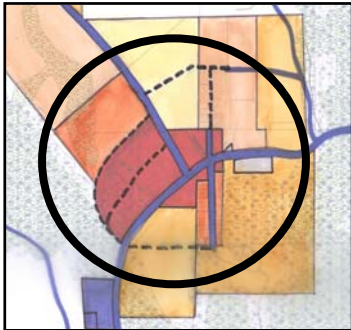
As part of the General Plan update, the Campo/Lake Morena planning group identified a need for a detailed town center planning process and voted to create the Cameron Corners Village Subcommittee in August of 2003. The reasons for this differed within the community, but the overall sentiment was to remain rural while responding to future growth. Cameron Corners exists today as a very small commercial area with few basic services and residential uses. This planning effort would help to develop a new commercial center for the future, consistent with the scale and character of the rural backcountry, and would provide the opportunity for a variety of retail commercial uses and residential types to accommodate future growth.

During the past year the Cameron Corners Village Subcommittee facilitated six workshops in conjunction with County staff. Between 25 - 50 community members and stakeholders attended and participated in each of these workshops. The topics included:

- “Visioning” - determining the type of place for the future
- Scale
- Location
- Planning Principles and Planning Concepts - including conceptual drawings depicting land use and circulation scenarios for the area

Through these workshops the residents voiced their preference for a small, rural commercial center, providing the opportunity for additional services such as a service/gas station, a visitor center kiosk with public restrooms, “more” of a grocery store and a bank. Participants also preferred some village residential opportunities, not to exceed 2-du/acre in density.

The participants agreed to migrate commercial land use from Highway 94, and create an opportunity for a new main street, west of Buckman Springs Road. Since a large land holding



Concept 3



Concept 4

under single ownership was located adjacent to the proposed village, additional commercial and higher density residential was proposed to facilitate the property owners working collectively, and to ensure a compact, rural village would develop, preserving the surrounding view shed and wetlands.

Four concepts were presented to the subcommittee during the final three workshops. Concept 3 was originally favored by the group, but was constrained by wetlands. Since the subcommittee voted for the concept of migrating the village to the west of Buckman Springs Road, staff presented an alternative, Concept 4, which flipped the commercial orientation outside of the wetland and along Buckman Springs Road. Although this concept did not pass a vote due to lack of quorum, the group participants voiced their preference for it.

The Subcommittee presented its findings to the Planning Group in January 2005, who voted to support "Concept 4". It was determined that this concept offered the scale and character of place the residents could envision for the future. Concept 4 contains the following approximate acreages in each land use designation:

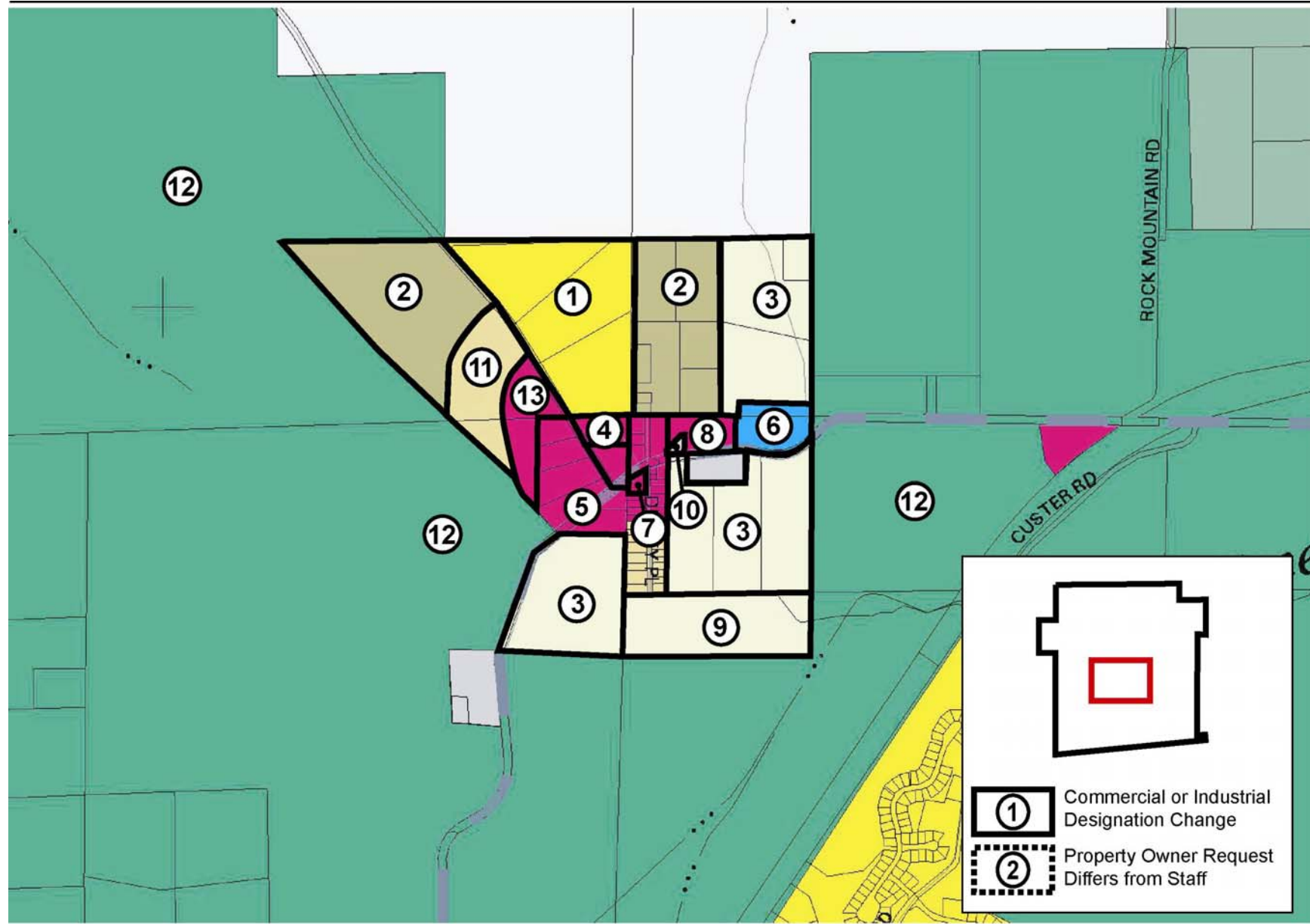
- 27 acres Rural Commercial
- 11 acres of VR-2 (2-du/acre)
- 25 acres of SR-1 (1-du/acre)
- 25 acres of SR-2 (1-du/2 acres)
- 85 acres of SR-4 (1-du/4 acres)

The concept was supported by the planning group with the following modifications:

1. No more than 50 homes within the 1500' circle (shown)
2. Village residential density would not be located beyond the southern border of the Campo Reservation
3. Maintain existing amount and location of commercially designated lands, adding no more than 6-7 acres to enhance the commercial center

The information obtained at these workshops will be used to create future goals and policies for the rural commercial center. These will enhance the Community Character Statement, and become a part of the new Community Plan text, as well as enable a future Town Center Ordinance and design guidelines as part of the process.

Campo/Lake Morena (Cameron Corners)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(SR-1) Semi-Rural Residential	(SR-1) Semi-Rural Residential	Commercial (Serio)	<i>Total Area:</i> 25.45 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Semi-rural residential compatible with village concept • Staff supports subcommittee and planning group recommendation • Transition from village is consistent with Community Development Model • Consistent with community developed planning principles
2	(SR-2) Semi-Rural Residential	(SR-2) Semi-Rural Residential	No recommendation Submitted	<i>Total Area:</i> 20.17 acres <i>Current Use:</i> Undeveloped / Residential <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Semi-rural residential compatible with village concept • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model
3	(SR-4) Semi-Rural Residential	(SR-4) Semi-Rural Residential	3.5-du/acre Zoning update (DeVorzon)	<i>Total Area:</i> Approx. 72 acres <i>Current Use:</i> Undeveloped / Residential <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Semi-rural (SR-4) designation closest to 3.5-du/acre requested • Semi-rural residential compatible with village concept • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model • Transition to environmentally sensitive lands

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(C-4) Rural Commercial	(C-4) Rural Commercial	Retain existing zoning <i>or</i> (I-2) Medium Impact Industrial <i>or</i> (I-3) High Impact Industrial (Thing; Deirkop)	<i>Total Area:</i> 1.67 acres <i>Current Use:</i> Storage / Commercial <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Town Center planning effort determined rural commercial uses would be more compatible with adjacent, proposed residential • Community desire for uses to migrate outside Town Center • Consistent with community character and community development model • Owner has alternate site available for use, within and outside community
5	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Looney; Deirkop)	<i>Total Area:</i> 1.38 acres <i>Current Use:</i> Towing / Auto Storage <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Town Center planning effort determined rural commercial uses would be more compatible with adjacent, proposed residential • Community desire for uses to migrate outside Town Center • Consistent with community character and community development model • Owner willing to move operation to alternate location

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Looney)	<i>Total Area:</i> 3.50 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Owner willing to move existing operation to this location Direct access to a main road (Hwy 94) Located outside of core of commercial development in Cameron Corners Outdoor heavy equipment and storage is primary use Adjacent to low densities
7	(C-4) Rural Commercial	(C-4) Rural Commercial	Retain Commercial Zoning (Hoolihan)	<i>Total Area:</i> 1.2 acres <i>Current Use:</i> Residence / Ambulance Service <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Consistent with community development model Location within the village center area Consistent with rural commercial use in backcountry Rural Commercial will offer more flexibility
8	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Parsons)	<i>Total Area:</i> 2.63 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Consistent with community development model Location within the village center area Consistent with rural commercial use in backcountry Rural Commercial will offer more flexibility

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
9	(SR-4) Semi-Rural Residential Defer request to zoning update	Defer request to zoning update	Zoning to allow existing uses and future expansion (Johnson)	<i>Total Area:</i> Approx. 12 acres <i>Current Use:</i> Residence/ Agricultural <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Will review during the zoning update
10	(PF) Public Facility	(PF) Public Facility	No recommendation Submitted	<i>Total Area:</i> Less than 0.5 acre <i>Current Use:</i> Public Facility/Pacific Bell <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognizes existing use Consistent with public uses throughout the County
11	(VR-2) Village Residential	(VR-2) Village Residential	(C-4) Rural Commercial (DeVorzon)	<i>Total Area:</i> 11 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Residential compatible with village concept Adjacent to commercial land Staff supports subcommittee and planning group recommendation Consistent with Community Development Model Consistent with community developed planning principles

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
12	(RL-40) Rural Lands	(RL-40) Rural Lands	Village Residential (various densities) (DeVorzon)	<i>Total Area:</i> Approx. 300 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model • Consistent with community developed planning principles • Rural designation applied to environmentally sensitive lands
13	(C-4) Rural Commercial on 6.5 acres (VR-2) Village Residential	(C-4) Rural Commercial on 6.5 acres (VR-2) Village Residential	29 acres of (C-4) Rural Commercial (DeVorzon)	<i>Total Area:</i> 29 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Requested amount of commercial exceeds demand • Rural commercial compatible with village concept • Staff supports subcommittee and planning group recommendation • Consistent with Community Development Model • Consistent with community developed planning principles